
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	301 Massachusetts Avenue, NE	Agenda
Landmark/District:	Capitol Hill Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	December 15, 2022	X Alteration
H.P.A. Number	23-098	New Construction
		Demolition

Michael Berger, applicant on behalf of 301 MASS AVE LLC-RD 2 CAPHILL LLC, seeks concept review for construction of a one-story addition to the side of a building located at the corner of Massachusetts Avenue and 3rd Street in the Capitol Hill Historic District. The building consists of a three-story corner structure, originally built in 1889 as a residence, and a 1937 two-story wing with a commercial storefront bay facing 3rd Street. The building has continually been altered over the years and the permit history reveals a transition from residential to commercial use.

Project Description

The plans call for construction of a glass-enclosed addition on the front of the 3rd Street wing for indoor-outdoor dining. The structure would have walls with a guillotine glass window system mullioned with 6 x 6 wooden posts and topped by a metal standing seam roof.

The enclosure would be roughly centered on the 1937 side wing and will provide an additional entrance into the restaurant. It would measure 12'9" tall, 14'10" wide and 23'10" long and would enclose the existing storefront bay, which retains a metal canopy style roof and clerestory windows.

Evaluation and Recommendation

The Board has approved sidewalk café enclosures on non-contributing buildings or when they minimally obscure the historic buildings to which they are attached, are sufficiently pulled away from residential buildings, and when they maintain the open character of the public space. In this instance the proposed enclosure is located on a relatively blank wall of a later addition to the historic building and preserves the existing storefront bay in place. The plans show that the enclosure will have a high degree of transparency and not project past the wooden privacy fence at neighboring 315 3rd Street NE.

While an enclosure in this location is generally compatible with the historic district and consistent with past Board approvals, further refinements would improve its compatibility. As proposed, the roof draws attention to the enclosure and distracts from the primary entrance. To minimize the visual impact and profile of the enclosure, HPO recommends using a flat seam roof in a neutral color (such as grey) rather than a standing seam roof in red. In addition, replicating a storefront bulkhead with an opaque bottom

panel of glazing will create continuity between the historic building's projecting bays and the 1937 addition. The bottom panel of glazing should match the height of the existing bulkheads.

HPO recommends that the Review Board direct the applicant to refine the design of the addition as described above and delegate final approval to staff.

Staff contact: Julianna Jackson